

BOARD OF ZONING ADJUSTMENT

DOCKET BOARD OF ZONING ADJUSTMENT November 25, 2014

Ms. Theresa Otto, Chair
Mr. Mike Keleher, Vice Chair
Mr. Richard Osborn
Mr. Tom Stiller

Mr. Quinton Lucas
Mr. Mark Ebbitts, Alt. 1
Mr. Coby Crowl, Alt. 2
Mr. Tony Bonuchi, Alt. 3

Other Matters:

- A. The Board of Zoning Adjustment may hold a closed session for legal advice pursuant to Section 610.021 (1), RSMO.
- B. The Board of Zoning Adjustment docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

Council District 12:30 P.M. – 26th Floor – Council Chambers

CONTINUED CASE

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| 3 | JP | 1. Case No 14493-A – 2046 Brighton – A residential lot located at the northwest corner of E 22 nd Street and Brighton Avenue, to consider a Special Exception to the height of a fence in the front yard of a residential property, to allow an existing fence to remain. (Continued from 10-28-14 - Testimony Given on 8-12-14 – Required Quorum: Otto, Keleher, Osborn, Ebbitts and Crowl; Also hearing testimony: Bonuchi) |
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NEW CASES

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| 4 | JP | 2. Case No. 10470-A-1 – 4712 Holly Street – A residential lot located on the west side of Holly Street mid-block between W. 47 th Street to the north and W. 48 th Street to the south, to consider a request for a variance to the minimum required rear yard setback, plus any other necessary variances. |
| 6 | JP | 3. Case No. 14518-A – 6039 Walnut Street – A residential lot located on the east side of Walnut Street between Morningside Drive to the north and E. 61 st Street to the south, to consider a request for a variance to the minimum required rear yard setback and a variance to the minimum required side yard setback, plus any other necessary variances. |

Council District 1:00 P.M. – 26th Floor – Council Chambers

NEW CASE

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| 4 | JP | 4. Case No. 8376-A-1 – 1000 W. 58th Street – A residential lot located at the northwest corner of Bellevue Avenue and W. 58 th Street, to consider a request for a variance to the minimum required rear yard setback and a variance to the minimum required side yard setback, plus any other necessary variances. |
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CONTINUED CASE

- 4 AW 5. **Case No. 13450-A-3 – 1700 Holly Street** – A residential lot located at the intersection of Holly Street and 17th Street to consider an appeal to the decision that an outdoor advertising sign on the site remained blank and abandoned for 90 days in a district where outdoor advertising is not permitted. (Continued from 8-12-14 – Testimony Given 1-28-14 – Required Quorum: **Required Quorum: Otto, Osborn, Keleher, Stiller, Ebbitts; Also hearing testimony: Crowl and Bonuchi**)
(To be continued)

NEW CASE

- 6 AW 6. **Case No. 14523-A – 440 W 59th Terrace** – A residential lot located at the northeast corner of Pennsylvania Avenue and W 59th Terrace, to consider a request for a variance to minimum required street side yard setback and a variance to the minimum required rear yard setback of a principal structure, plus any other necessary variances.

**Council
District**

1:30 P.M. – 26th Floor – Council Chambers

NEW CASE

- 2 AW 7. **Case No. 14515-A – 13300 N Robinhood Lane** – An agricultural-residential lot located on the west side of N Robinhood Lane between NW Cookingham Drive to the south and the City Limits to the north, to consider an appeal of the director's decision that the property is being used for the outdoor storage of contractor's equipment in a district where such activity is not allowed.

CONTINUED CASE

- 4 AW 8. **Case No. 11088-A-2 – 1400 W 13th Terrace** – An industrial lot located on the north side of W 13th Terrace between Liberty Street to the west and Hickory Street to the east, to consider a request for a variance to the maximum allowed area of a wall sign, to allow an existing wall sign to remain. (Continued from 9-23-14 – Testimony Given – **Required Quorum: Otto, Keleher, Stiller, Ebbitts and Crowl; Also hearing testimony: Bonuchi**)

**Council
District**

2:00 P.M. – 26th Floor – Council Chambers

NEW CASE

- 1 JR 9. **Case No. 14514-SU – 5090 NE Chouteau Trafficway** -- About 3.5 acres generally located at 5090 NE Chouteau Trafficway, to consider approval of a special use permit in District B1-1 (Neighborhood Business (dash 1)) and District R-6 (Residential 6) to allow for 7,300 square foot addition to an existing religious assembly use and any necessary variances.
(To be continued)

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CONTINUED CASES

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| 2 | OA | 10. | Case No. 9132-SU-11 – 11221 N. Nashua Drive - About 6.3 acres generally located at the northwest corner of N. Nashua Drive and N. McGee Street, to consider approval of a special use permit in District R-7.5 (Residential 7.5) to allow for 24,000 square foot building addition to the existing skilled nursing facility. (Continued from 10-14-14 –No Testimony) (To be continued) |
| 2 | OA | 11. | Case No. 12429-SU-1 – 11121 N. Nashua Drive -- About 0.6 acres generally located at the northeast corner of N. Nashua Drive and N. McGee Street, to consider approval of a special use permit in District R-7.5 (Residential 7.5) to allow for off-site parking lot to serve the existing skilled nursing facility. (Continued from 10-14-14 –No Testimony) (To be continued) |

OTHER MATTERS

12. Approval of the minutes September 9, 2014 and October 14, 2014, October 28, 2014.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.